GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – The Andhra Pradesh Capital Region Land Pooling Scheme (Formulation and Implementation) Rules, 2025 – Notification – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (CRDA) DEPARTMENT

G.O.MS.No. 118 **Dated: 01-07-2025**

Read the following:-

1) G.O.Ms.No.253, M.A. & U.D. (M2) Department, dated 30.12.2014.
2) G.O.Ms.No.207, M.A. & U.D. (M2) Department, dated 22.09.2015.
3) G.O.Ms.No.120, M.A. & U.D. (H1) Department, dated 12.11.2024.
4) Resolution No.544/2025, 48th APCRDA authority meeting, Dt.02.06.2025.
5) From the Commissioner, APCRDA, Vijayawada, Lr.No.MAU61-COOR0MEET(CM)/4/2025-OM, Dt.07.06.2025.
6) From the Commissioner, APCRDA, Vijayawada, Rc.No.MAU61-LND0LPS/783/2025-EST, dt:17-06-2025.

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O R D E R:

The Andhra Pradesh Capital Region Development Act, 2014 (Act No.11 of 2014) came into force with effect from the 30th day of December, 2014, through a notification published in the Extraordinary issue of the Andhra Pradesh Gazette, dated 30.12.2014.

2. In the G.O. first read above, the Government notified an area of approximately 7,068 Sq. Km, as detailed in the schedule appended to the notification, as the Andhra Pradesh Capital Region, for development under the provisions of the Andhra Pradesh Capital Region Development Authority Act, 2014.

3. In the G.O. second read above, specific Mandals, villages, towns, and municipalities were notified for inclusion and exclusion from the Andhra Pradesh Capital Region. Subsequently, the jurisdiction of the APCRDA was expanded to cover 8,352 Sq. Km.

4. Pursuant to the notification issued under Section 55(2) of the APCRDA Act, 2014, in the reference 4th read above the Commissioner, APCRDA has submitted the Land Pooling Scheme (LPS) Rules for the Capital Region to the Government. To build a "People's Capital" and facilitate the development of necessary infrastructure projects such as airports, ports, and other vital facilities, a voluntary land procurement mechanism was proposed. This mechanism, based on mutual consent between landowners and the State/Authority, is a unique model known as the *Land Pooling Scheme*. Under this scheme, land parcels owned by individual farmers or groups of owners are consolidated by the Authority under a comprehensive development plan.

5. After careful examination of the proposal, the Government has decided to prescribe the Andhra Pradesh Capital Region Land Pooling Scheme (Formulation and Implementation) Rules, 2025. These Rules shall apply to the Capital Region except the Capital City Area which shall be continued to be governed by the A.P

Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015.

6. A copy of this order is available on the Internet and can be accessed at: http://goir.ap.gov.in/

7. Accordingly, the appended notification will be published in an extraordinary issue of the Andhra Pradesh Gazette, dated 01.07.2025.

8. The Commissioner, Printing, Stationery & Stores Purchase, Vijayawada, is requested to publish the said rules through notification and provide 300 copies of the same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Printing, Stationery & Stores Purchase, Vijayawada.
The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.
Copy to :
The Law Department, AP Secretariat.
The Revenue / Endowment Department, AP Secretariat.
The Finance Department, AP Secretariat.
The Chairperson & Managing Director, Amaravati Development Corporation Limited, Vijayawada.
The Commissioner & Director of Municipal Administration, A.P. Vijayawada.
The Director of Town & Country Planning, AP, Mangalagiri.
The Engineer-in-Chief, Public Health, A.P., Tadepalli.
All the Municipalities/ Nagar Panchayats in Capital Region **through** The Commissioner, APCRDA, Vijayawada.
The District Collector, Krishna District.
The District Collector, Guntur District.
The District Collector, NTR District.
The District Collector, Palnadu District.
The Commissioner, Guntur Municipal Corporation, Guntur
The Commissioner, Vijayawada Municipal Corporation, Vijayawada.
The PS to Hon'ble Chief Minister.
The PS to Hon'ble Minister for MA&UD.
The PS to Chief Secretary, Government of Andhra Pradesh.
The PS to Principal Secretary to Government, MA&UD Dept.,
Sf/Sc

//FORWARDED :: BY ORDER//

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred by clause (f) of sub-section (2) of section 18 of Andhra Pradesh Capital Region Development Authority Act, 2014 [Act 11 of 2014], the Government of Andhra Pradesh hereby make

the following rules, namely, "Andhra Pradesh Capital Region Land Pooling Scheme (Formulation and Implementation) Rules, 2025".

RULES

1. Introduction:

(1) In keeping with the will of the Government to build 'People's Capital' and for building the necessary concomitant infrastructural projects like airports, ports and all other necessary projects, the procurement mechanism of the land has been designed to be a voluntary scheme. It is based on mutual consensus between the land owners and the State/Authority. This is a unique method of procurement of land which is named and styled as 'Land Pooling Scheme. This Scheme has been designed for developing the Capital Region wherein the land parcels owned by individual farmers and owners or group of owners are consolidated by the Authority under a development scheme.

(2) The Land Pooling Scheme itself is a better scheme formulated by the Andhra Pradesh State Legislature owing to the mandate enabled under Sections 107 & 108 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. By virtue of the surrender made by the land owners participating in the Land Pooling Scheme, the title in the offered land stands transferred in favour of the State/Authority by virtue of the acceptance given by the Competent Authority representing the State/Authority under Section 48(1) of the AP CRDA Act, 2014. According to the agreed Developmental Scheme under Section 43(4)(a) of the AP CRDA Act, 2014, the reconstituted plot is allotted in favour of the land owner who participated in the Land Pooling Scheme in the same area or in any other vicinity land in a single separate sector or in a group of sectors.

(3) These rules are applicable to the Capital Region. The broad objective of the scheme is to do justice to the families affected by the construction of a Livable and Sustainable Capital Region for the State of Andhra Pradesh and also to the farmers and land owners in the Capital Region and also to make them avail a better compensation and also with a view to make them Partners in the State Development Process. This unique Land Pooling Scheme is designed in such a manner that the participant land owners are fairly and betterly compensated with the allotment of the reconstituted plot along with the developed infrastructure.

2. Short title: These Rules may be called as 'Andhra Pradesh Capital Region Land Pooling Scheme (Formulation and Implementation) Rules 2025'.

3. **Definitions:**

(1) In these Rules, unless the context otherwise requires:

(2) 'Act' means the Andhra Pradesh Capital Region Development Authority Act, 2014;

(3) 'Agriculture' includes raising of crops, garden produce, orchards, horticulture, plantation, sericulture, pastures, hayricks, and such other uses as may be prescribed;

(4) 'Assigned land' means lands or house sites assigned by the Government to the landless or homeless poor persons under the rules for the time being in force, subject to the condition of non-alienation and includes lands allotted or transferred to landless or homeless poor persons under the relevant law for the time being in force relating to land ceiling; and the word "assigned" shall be construed accordingly

(5) 'Authority' means the Capital Region Development Authority constituted under Sub-Section (1) of Section 4 of the Act;

(6) 'Commercial land' means area set apart for developing commercial space to undertake commercial activity as per the standards and norms laid down in the master plan or any other area development plan;

(7) 'Commissioner' means the Commissioner of the Authority;

(8) 'Competent Authority' means an officer designated as being incharge of the Scheme not below the rank of Deputy Collector;

(9) 'Dry Land' means land registered as dry, manavari, asmantari, baghat or garden land or special rate dry land, in the land revenue accounts of the Government or assessed as such, but excludes wet land;

(10) 'Endowment Land' means all property given or endowed for any religious or charitable purpose under AP Charitable and Hindu Religious Institutions & Endowments Act, 1987;

(11) 'Extended Habitation' means the houses in the existing villages which are extended beyond the village sites, due to increase in population or due to separation in the joint families, or if new settlements happened.

(12) 'Government' means the State Government of Andhra Pradesh;

(13) 'Grama kantam' or 'agraharam' or 'abadi' or 'village site' or any other name in local parlance having same meaning, means the land set apart in a Village, for dwelling and incidental purposes

(14) "Inam" means any land in respect of which the grant in inam has been made, confirmed or recognized by the Government, and includes any land in the merged territory of Banaganapalle in respect of which the grant in Inam has been with or without his consent.

(15) 'industrial' means a tract of land developed according to a development plan for the use of a family of industries and their related commercial uses, and that is of su□cient size and physical improvement to protect surrounding areas and the general

community and to ensure a harmonious integration into the neighborhood;

(16)'infrastructure reserve' means land area for securing land for Strategic Infrastructure and Transportation projects, Right of Way(RoW) to develop Major Arterial road, Arterial, sub-arterial road, and Collector roads and Schematic cross sections of proposed Right of Way and its cross sectional elements etc;

(17)'institutional' means land area which are developed for institutions such as State Legislature, Secretariat, High Court of Judicature, Heads of Department o□ces, Raj Bhawan, Head of Department o□ce, Government of India o□ces, International missions / Consulates and Government Complex related residential facilities with other allied activities, University, Colleges, Schools, Hospitals and so on and other demand driven necessary urban projects;

(18)'Jareebu' in the context of land pooling scheme, means and shall include all the parameters viz., land located along the banks of river Krishna, having ground water table available less than 50 feet of depth, having alluvial soils, fit for raising wet double crops / multiple crops throughout the year and shall not include lands drawing water from Jareebu lands by pipelines or lifts (lifts means lift irrigation schemes etc.,) and shall not include lands covered by any other source not recognized under AP Water Tax Act, 1988.

(19)'Land Pooling Scheme' means assembly of small land parcels under different ownerships voluntarily into a large land parcel, provide it with infrastructure in a planned manner and return the reconstituted land to the owners, after deducting the land as per the layout rules/development scheme;

(20)'Land Pooling Ownership Certificate' a certificate issued under Section 57(4) of the Act which contains details of the land owner's original land and that of the reconstituted plot/land, along with a sketch of reconstituted plots, and such certificate shall be the conclusive evidence of the title of the property in respect of the reconstituted plot/land and the certificate holder shall be eligible for transfer of rights in the property. This certificate does not require registration as per Section 51 of the Act;

(21)'Multi-Purpose' or 'Mixed Use' means land area which is to be used mainly for mixed residential and commercial purposes;

(22)'Occupier' includes a tenant, an owner in occupation of, or otherwise using his land, a rent-free tenant of any land, a licensee in occupation of any land, and any person who is liable to pay to the owner charges for the use and occupation of any land;

(23)'Open-space' means land areas that are not occupied by buildings, structures, parking areas, streets, alleys or required yards. Open space shall be permitted to be devoted to landscaping, preservation of natural features, patios, and recreational areas and facilities.

(24)‘Owner’ means in relation to any property, includes any person who is, for the time being receiving or entitled to receive, whether on his own account or on account of or on behalf of, or for the benefit of, any other person or as an agent, trustee, guardian, manager or receiver for any other person or for any religious or charitable institution, the rents or profits of the property; and also includes a mortgagee in possession thereof; and also includes a person, company, trust, institutions, registered body, state or central government and its attached subordinate departments, undertakings and the like, in whose name the property rights are vested;

(25)‘Patta land’ means a land owned by a private individual or group of individuals, company or association or body of individuals whether incorporated or not, any society, a corporate body etc.

(26)‘Peri-Urban’ or ‘Semi-Urban’ means an area immediately surrounding an urban local body.

(27)‘Plot Allotment’ means the allotment of the Reconstituted Plot;

(28)‘Public & Semi Public’ means area set apart for developing social infrastructure as per the standards and norms laid down in the master plan or any other area development plan;

(29)‘Reconstituted Plot’ means a final plot or land which is in any way altered by a development scheme;

(30)‘Residential’ means area set apart for developing residential space as per the standards and norms laid down in the master plan or any other area development plan;

(31) ‘Scheme’ means Land Pooling Scheme or Development Scheme;

(32)‘Settlement’ means a human settlement whether urban or rural in character, it includes habituated villages, towns, townships, cities and any other notified areas as notified by the Authority;

(33)‘Unauthorized Layouts’ or ‘Unapproved Layouts’ or ‘Illegal Layouts’ means sub-division of land into plots with or without developed roads, open spaces and amenities and without the approval of the competent authority.

(34)‘Wakf Land’ means the permanent dedication by any person, of any immovable property for any purpose recognised by the Muslim law as pious, religious or charitable;

(35)‘Website’ in the context of Land Pooling refers to official website of the Authority;

(36)‘Zone’ means a part of capital region identified with a specific dominant land use or urban function for the purpose of securing, promoting and regulating development and for providing the urban services under this Act, and the expression ‘zoning regulation’ shall be construed accordingly; and

(37) Words and expressions used but not defined in these rules shall have meanings assigned to them in the Act.

4. Applicability: These rules shall be applicable to the entire area notified as 'Capital Region' under Section 3(1) of the Act **except the Capital City Area which shall be continued to be governed by the Andhra Pradesh Capital City Land Pooling Scheme (Formulation and Implementation) Rules, 2015.**

5. Process and Method to be followed by the Government/ Authority for implementing the Land Pooling Scheme:

(1) The Government/Authority shall accept the request from any village or group of villages or group of landowners/farmers expressing their consent to participate in the Land Pooling Scheme. The said request would be considered as a voluntary participation of the landowners/farmers in the Land Pooling Scheme under Section 55(2) of the Act.

(2) The Commissioner is the Competent Authority, can identify the lands so offered for Land Pooling Scheme.

(3) After such identification made by the Commissioner, he shall obtain the approval of the Authority for initiating the Land Pooling Scheme in the identified area under Section 55(3) of the Act.

(4) If the Government itself identifies and notifies the intention for any area for Land Pooling Scheme under Section 43(5) & (6) of the Act, the approval of the Authority is not required.

(5) Once the Commissioner identifies and gets the approval of the Authority to proceed with the Land Pooling Scheme, the Commissioner/Competent Authority is entitled to declare its intention under Section 55(4) of the Act and invite objections under Section 55(5) in the prescribed format in Notification I .

(6) During the hearing of the objections and suggestions, if the Competent Authority concludes that the notified intended area is required to be modified, the same shall be changed and the modified intention shall be notified under Section 55(6) of the Act. Modified final area shall be notified under this Section as prescribed in Notification-IA. Any Appeal on any orders passed by the Competent Authority on any objections lies with Principal Secretary to Govt., MA & UD Department, and must be filed within fifteen (15) days from date of communication of that order.

(7) The Competent Authority shall commence the Land Pooling Scheme by verification of the right, title and possession of the consenting land owners pursuant to Section 48(1) & 50 of the Act. In this regard, the Competent Authority is entitled to direct the concerned Revenue officials or the units/teams/officials formed by the Competent Authority/Authority/Government to verify and report back within 7 days about the claim of the consenting land owners under Section 3(6) of the Act.

(8) The Competent Authority will verify the right, title and possession of the said landowner by following the below mentioned procedure:

(a) The Competent Authority accepts the Surrender Form, along with the proof of title and possession documents. This Surrender Form shall include the options for reconstituted plot allotment be duly authenticated with Aadhar based authentication and consent in such form and manner which the Government/Authority deems proper. Such form and manner may include authentication with a One Time Password or facial recognition or biometric method. For those persons who do not possess an Aadhar card, their identity may be confirmed using other approved methods.

(b) Such title documents are cross verified with the revenue records.

(c) The extent of the land so surrendered is physically cross verified through the Surveyor or the units/teams/officials formed by the Competent Authority to ensure the physical availability of the extent offered for surrender.

(d) Once the Competent Authority reconciles the availability of the physical extent as per the title documents, then only the landowner is entitled for the reconstituted plot/plots. Hearing to be conducted by the Competent Authority for all the Objections received by the interested parties and Orders confirming the ownership of the landowner must be recorded in writing.

(9) The Competent Authority is entitled to publish the Draft Notification of the Land Pooling Scheme along with all the provisions to be created and also indicating the scheme of things agreed upon to the land owners calling for their objections and suggestions to be made to the Authority within 30 days from the date of publication of the Notification under Section 56(2) of the Act.

(10) The said Draft Notification shall be in accordance with the sanctioned developmental plans which are finalized based on the negotiated terms of the development of the said lands. The developmental plan may reserve certain percentage of land for the following requirements in compliance with the Section 44 read with Section 53 of the Act whenever the land is being developed under a layout:

(a) Parks, playgrounds, gardens and open spaces –10%
(b) Roads and utility services – 30%
(c) Social infrastructure (ex: schools, health and community facilities) - 5%
(d) Affordable housing– 5%
(e) Landowners & Authority – the remaining land will be shared between the landowners and the Government/Authority duly following the agreed benefits as described in Rule 16.

(11) If the Land Pooling Scheme land is allocated for any Airports or any other Infrastructural Projects to be developed by any third-party developer, in such a scenario, the consenting landowners will get their land in a nearby in a single separate sector or in a group of sectors in any other revenue village or area.

(12) After the Draft Notification is issued indicating the area/villages affected by such developmental schemes, the landowners/farmers owning the lands in the notified developmental scheme area are restricted from using their land under Section 49 of the Act.

(13) Owing to the above said public notice, if any landowner raises any concerns and objections or if he/she makes any suggestions which are valid, the Authority may consider all such objections and suggestions to the Scheme and may modify the Scheme before finally approving the Land Pooling Scheme. Once such Final Notification of the Land Pooling Scheme is made under Section 57(2) of the Act, the surrendered land by the owners/farmers automatically stands vested in the Government/Authority free from all encumbrances. By virtue of the acceptance of surrender of land, and by virtue of vesting of the said land free from all encumbrances in the Government/Authority, the Government/Authority is empowered and entitled to deal with the said land for the intended purposes without any fetters.

(14) Once such Final Notification of the Land Pooling Scheme is made under Section 57(2) of the Act, the surrendered land by the owners/farmers automatically stands vested in the Government/Authority free from all encumbrances.

(15) The Government/Authority whoever takes up the Land Pooling Scheme for development, shall provide the following infrastructure and amenities at their own cost which are as follows:

(i). road development;
(ii). electric lines and street lighting located in exclusive strips of land;
(iii). water supply;
(iv). sewerage works – distribution network and sewerage treatment facility;
(v). storm water drainage network;
(vi). rain water harvesting;
(vii). telecommunication lines located in exclusive strips of land over ground or in ducts under the surface; and
(viii). development of open spaces for parks, playgrounds and avenue plantation without obstructing pedestrian ways or roads

(16) The landowners shall be entitled to a Land Pooling Ownership Certificate ("LPOC") in their favour as a consequence of Final Notification of the Land Pooling Scheme as per Section 57(3) of the Act.

(17) The LPOC shall contain the details of the surrendered land along with its Survey Number, Village and Mandal and the extent surrendered. The said Certificate will also contain the details of the allotment of the reconstituted plot along with its Survey Number, Village and Mandal and the extent allotted in the layout/sector/sectors. This LPOC is issued in the prescribed format under Form-VI.

(18) The details of the standard plot sizes and their codes shall be notified separately by the Government from time-to-time after consultations with the landowners.

(19) In the case that the Reconstituted Plot is slightly smaller than the entitlement of the Landowner, the remaining extent shall be compensated by the Government/Authority by issuing a Transferable Development Right Certificate.

(20) The Land Pooling Scheme itself is a better scheme formulated by the Andhra Pradesh State Legislature owing to the mandate enabled under Sections 107 & 108 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the LPOC is akin to an award passed in lieu of compensation/acceptance of the surrender of the land by the farmer/landowner. Therefore, such LPOC are exempted from payment of Stamp Duty and Registration charges under Section 96 of the of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.

(21) The LPOC so granted in favour of the landowners who surrendered their land in favour of the Government/Authority, will be entered into the Registration records maintained by the Registration Department of the Government of Andhra Pradesh by assigning a Document Number to the LPOC. The said LPOC will also be reflected in the Encumbrance Register maintained by the Registration Department, to enable the landowners to use the LPOC for reckoning the title, mortgaging and any other purposes and for alienating the same to any prospective buyer. In other words, the LPOC is a title and possession document in favour of the Land Pooling Scheme participating owner.

(22) Once the Government/Authority grants the LPOC to the participating landowner, the said title and possession document will automatically enter and update the Registration Department's Records. The Commissioner is empowered to direct the jurisdictional Registration and Revenue Authorities to merge the records of the CRDA owing to the power conferred upon him in Section 3(6) of the Act.

(23) The LPOC will be made available as a digital document on the CRDA website and the participating landowners are entitled to download the said certificate online after duly authenticating their identity in the prescribed manner. Such digital LPOC shall be digitally signed and accompanied by a valid digital signature and shall be construed to be the original LPOC which would have been granted in physical form. This LPOC can be downloaded only once by the participating landowners. If additional copies are required, the participating landowners may apply for Certified Copies of the same from the Authority/Concerned Authority.

(24) After the LPOC is granted, the final Land Pooling Scheme is implemented in the field/ground as per the developmental scheme by developing it as per Section 58 of the Act and it is completed as per Section 59 of the Act.

6. Endowment Lands :

(1) The settled in favour of endowment/charitable institutions in the settlement register shall be treated as endowment/charitable lands.

(2) In so far as Endowment/ Charitable Institutions Inam lands where there are Rival claims between Endowments/ Charitable Institutions and Inamdars or their successors, are concerned, they shall be settled as per GO Ms. No.330, dt.11-10-2018.

(3) The tenants/enjoyers of the aforementioned claims shall substantiate their long-standing possession through adherence to the statutory procedures and policies as applicable.

7. Government Lands / Poramboke Lands / Forest Lands / Water Bodies / Trees etc:

(1) If the Government is holding land in the notified Land Pooling Scheme area and if such lands are categorized as Poramboke lands or if they are nomenclature under any other name, the Authority shall request the concerned Authority who is the custodian of the Government properties to transfer such land in favour of the Competent Authority by passing an appropriate Order with the approval of the Government, so as to enable the Authority to complete the Land Pooling Scheme in contiguity.

(2) In so far as the Forest Lands are concerned, the said lands shall be requisitioned for denotification to be done by the State Government for the purposes of including them in the Land Pooling Scheme.

(3) In so far as the water bodies falling under the Land Pooling Scheme, the Government/Authority shall prepare their developmental plans in such a manner that the water bodies like lakes, streams, rivulets and rivers are untouched and they are preserved allowing the free flow of water into those bodies.

(4) The Government/Authority shall ensure that the development shall not in any manner destroy any water body.

(5) The Government/Authority shall ensure that no drain is let out into the water bodies untreated.

(6) The Government/Authority shall ensure that all the trees falling under the Land Pooling Scheme area shall be protected and preserved as far as possible.

(7) If any cutting of trees is required, for the purpose of implementing the developmental scheme on ground, the concerned developer entity shall follow the provisions of Andhra Pradesh Water, Land and Trees Act, 2002.

8. Lands owned by Ex-Servicemen / Political Sufferers / Freedom Fighters / encroachers of unobjectionable Government lands / encroachers of objectionable Government lands:

(1) The lands owned by the above said category of persons are classified into six categories. For these categories of persons, their benefits will vary with the category of patta holder benefits, this variance is by way of a mutually agreed settlement/terms but not otherwise. Such

variance shall be deemed to be a reasonable classification, and it does not fall under the category of discrimination as there is rational nexus. Because, these Land holders' enjoyment comes with fetters of non-alienation condition, and their enjoyment is always conditional as per the Assigned Laws. Therefore, the variance is enabled.

(2) The first category of lands are the lands assigned to Ex-Servicemen/ Political Suffers/ Freedom Fighters and the purchases made before or after 10 years from the date of their assignment.

a) In respect of Political Sufferers, the Government have issued orders vide GO Ms.No.1743, Revenue Department, dated 28.8.1959 as follows: "Political sufferers may be permitted to sell away the lands assigned to them without imposing any conditions".
b) In respect of Ex. Servicemen/Freedom Fighters, if the purchases are made after 10 years from the date of their assignment, such purchases are valid.
c) In respect of Ex. Servicemen/Freedom Fighters, if the purchases are made before 10 years from the date of their assignment is violation of assignment conditions the Assigning Authority shall resume the land. However, in case of the land is not resumed or even after resumption of land, if any sivoijamadars/ eligible encroachers are found to be in possession of land, such category may be considered under category IV of the LPS package.

(3) The second category of lands are the lands All the assignments made prior to G.O.Ms.No.1142, Revenue Department, Dt:18.06.1954, irrespective of classification of land which includes de-reserved forest.

(4) The third category of lands are assignments made after 18-06-1954
a) With regard to all the assignments made after 1954, the condition of heritable but not alienable will apply.
b) The verification of assigned lands shall be done by the concerned Tahsildar being the issuing authority and confirmed by the concerned Joint Collector / Collector.
c) As per Act 35/2023, Freehold Rights are given to original assignees/ legal heirs after 20 years for agricultural lands and 10 years for house sites. For these cases decision of the GoM constituted for this purposes will be applied.

(5) The fourth category of lands are all lands alienated to others are deemed to have been resumed to Government and the ryoths who are cultivating the lands as sivai jamdars. Therefore, such sales are made void, and their lands are deemed to have been resumed to the Government. If such resumed lands are still under cultivation by the Sivoi Jamadars and they can be sanctioned gracious relief on par with fifth category without annuity.

(6) The Fifth category of lands are eligible encroachments of unobjectionable Government lands as on the date of declaration of intent, as per Section 55(4) to extend gracious relief to all encroachments which are prior to 01.01.2019.

(7) The Sixth category of lands are eligible encroachments of objectionable Government lands as on the date of declaration of intent, as per Section 55(4) to extend gracious relief to all encroachments which are prior to 01.01.2019.

(8) In case of Government lands / assigned lands / endowment lands / wakf lands or such other categories of lands, a field verification or verification of land records and certification of the occupancy / veracity of ownership / claim of the applicant shall be conducted by the Joint Collector upon requisition by the Competent Authority.

(9) A period of fifteen (15) days shall be provided for filing objections pertaining to the ownership of the assigned lands / endowment lands / wakf lands as determined by the Joint Collector, and such decision shall be published in the concerned villages. Any person aggrieved by the decision of the Joint Collector may prefer an appeal before the District Collector within fifteen (15) days from date of communication of that order, who shall act as the appellate authority, and whose decision thereon shall be final.

9. Lands falling under unauthorized layouts which are not sanctioned by VGTMUDA / CRDA / DTCP: In the Land Pooling Scheme intended area, if any lands are converted into residential plots through unauthorized layouts, and if the plots are already sold in favour of any prospective buyer and if they are registered prior to as on the date of notification of the present Rules, they will be entitled to a nearest standard residential plot in the Land Pooling Scheme upto 65% of his plotted area(including common area), with a maximum cap of 500 Sy Yards.

10. Lands falling under layouts approved by erstwhile VGTM-UDA/CRDA or by the DTCP, and the layouts which have been subsequently regularized by appropriate authority shall be excluded from Land Pooling Scheme.

11. Lands falling in 'Grama Kantam' or 'Agraharam' or 'Abadi' or 'Village Site' and colonies developed under the Weaker Section colonies:

(1) Only those portions of villages falling within the defined Grama Kantam, Agraharam, Abadi, or Village Site are excluded from the Land Pooling Scheme. These identified areas within each village are to be preserved in their existing form and shall not be subjected to land pooling.

(2) The area covered by the Village Site/Grama kantam is to be reckoned from the village map and Field Measurement Book ("FMB") and has to be reconciled with the Resettlement Register ("RSR") or Settlement Fair Adangal or Fair Land Register.

(3) The new colonies developed as Weaker Section Colonies, wherein houses are constructed for the landless and houseless poor persons, such colonies are also excluded and saved from the Land Pooling Scheme.

(4) In this regard, the Competent Authority is entitled to direct the concerned Survey and Land Record officials, or the units/teams/officials formed by the Competent Authority/Authority/Government to reconcile and fix the boundaries of the respective Grama Kantams with the satellite imagery and survey conducted through drones/rovers/any state of art technologies with a view to avoid any frivolous exemptions under this category.

12. Houses/Structures falling in Extended Habitations:

(1) If the houses in the existing villages are extended beyond the village maps / FMB, due to increase in population or due to separation in the joint families, or if new settlements happened, such extended village area is called as Extended Habitations.

(2) To disallow false claims of exclusion from Land Pooling Scheme under this category, the Government/Authority shall recognize only such of those structures which are existing prior to the date of declaration of intent and these structures shall be abutting to the existing village.

(3) Weaker section housing colonies developed by Government under welfare measures shall be excluded

(4) All the above said Extended Habitations are excluded from the Land Pooling Scheme.

(5) In this regard, the Competent Authority is entitled to direct the concerned Survey and Land Record officials or the units/teams/officials formed by the Competent Authority/Authority/Government to reconcile and fix the boundaries of the respective Extended Habitations with the satellite imagery and survey conducted through drones/rovers/any state of art technologies with a view to avoid any fake exemptions under this category.

13. Lands in which Schools, Churches, Temples, Mosques/Idgah/ Dargah and Burial Grounds are existing: Wherever Schools, Churches, Temples, Mosques/Idgah/Dargah and Burial Grounds are existing in the lands falling under the Land Pooling Scheme, such lands are relocated and shifted to the respective common areas to be left out or in other areas in the Land Pooling Scheme and for re-erection or if they are not relocated, compensation paid to the respective claimants.

14. Missing or Over Lapping Survey Numbers:

(1) The missing Survey Numbers lands shall be included into the Land Pooling Scheme duly reconcile with revenue authority and the concerned pattadar shall be given a reconstituted plot as per his entitlement under the title held by him.

(2) In so far as the land which falls in a specific survey number but if these survey numbers are overlapping with other survey numbers or other village boundary, the same shall be reconciled through the survey and land records surveyors and if the said land is available from out of the total extent of the land held in the village, the

concerned consenting farmers shall be given the benefit under the Land Pooling Scheme by correcting the village records and village map under Andhra Pradesh Survey and Boundaries Act, 1923.

15. Obligations of the Landowners/farmers:

(1) The Landowner shall provide their Consent in Form-I. indicating their willingness to participate in the Land Pooling Scheme enabling the Competent Authority and his/her subordinates to enter upon the respective lands for conducting survey and demarcation. The Government/Competent Authority shall duly acknowledge the receipt of this Consent under Form-II.

(2) The Consenting Landowner shall Surrender his/her land in the prescribed format, and which is termed as Surrender of Title and Possession of the Land, this Surrender would be as per Form-III prescribed under these Rules.

(3) The Landowners title documents or Form – IB prescribed under the Andhra Pradesh 3[4[Rights in Land] and Pattadar Pass Books] Act, 1971 shall be submitted to the Competent Authority for verification and acceptance of the surrender of land.

(4) Before LPOC issued the landowner can sale his land duly obtaining NOC from the Competent Authority concerned. The Competent Authority before issuing NOC should obtain consent from the prospective buyers that they will surrender their purchased land to LPS irrevocably.

(5) Once the Landowners accept and surrender to participate in the Land Pooling Scheme, their actual physical possession stands automatically transferred in favour of the Government/Authority entitling him/her to receive the reconstituted plot.

(6) After surrending their lands, the landowners shall not raise crops or any construct structures on the surrendered lands

16. The Agreed Benefits in favour of the farmers/owners participating in the Land Pooling Scheme:

(1) The Authority may undertake any Development Scheme by way of Land Pooling Scheme by issuing appropriate notification under Section 43 of the Act.

(2) The Authority shall guarantee the return of reconstituted Plot in addition to payment of cash towards annuity and other benefits to the landowners in lieu of the land they surrendered to the Government/Authority under the Land Pooling Scheme. The details of the said agreed settled compensation is as follows:

Land	**Category**	
	Dry (per every	**Jareebu (per every**

	acre surrendered)	**acre surrendered)**
(a) Patta		
Residential	1000 Sq.Yds	1000 Sq.Yds
Commercial	250 Sq.Yds	450 Sq.Yds
(b) Assigned Lands		
(i). **First Category as per Rule 8(2)**		
Residential	1000 Sq.Yds	1000 Sq.Yds
Commercial	250 Sq.Yds	450 Sq.Yds
(ii). **Second Category as per Rule 8(3)**		
Residential	1000 Sq.Yds	1000 Sq.Yds
Commercial	250 Sq.Yds	450 Sq.Yds
(iii). **Third Category as per Rule 8(4)**		
Residential	800 Sq.Yds	800 Sq.Yds
Commercial	100 Sq.Yds	200 Sq.Yds
(iv). **Fourth Category as per Rule 8(5)**		
Residential	500 Sq.Yds	500 Sq.Yds
Commercial Annuity	50 Sq.Yds NIL	100 Sq.Yds NIL
(v). **Fifth Category as per Rule 8(6)**		
Residential	500 Sq.Yds	500 Sq.Yds
Commercial	50 Sq.Yds	100 Sq.Yds
(vi). **Sixth Category as per Rule 8(7)**		
Residential	250 Sq.Yds	250 Sq.Yds
Commercial	NIL	NIL
Annuity	NIL	NIL
(c) Yearly Annuity payment for first year (Rs)	30000	50000
(d) Yearly Annuity increase (Rs)	3000	5000
(e) One time additional payment for gardens like lime/sapota/guava (Rs)	100000	
(f) For the farmers who give their lands in Land Pooling Scheme (except lands covered under POT cases under Category-IV and objectionable encroachers under VI), the annual payments of annuity will be paid after the harvesting of crops is done in the subsequent agricultural year.		

(3) The Government shall provide pension of Rs.5000/- per month per family for a period of 10 years to all landless poor families in lieu of their losing income through agriculture related works.

(4) Whenever Development Schemes or Land Pooling Schemes are taken up in the Capital Region, the above said compensation scheme will also be applicable to those new areas.

(5) The Government shall also provide the following benefits to the families of the landowners who surrender their land in favour of the Government or the Authority under the Land Pooling Scheme. The said benefits are as follows:

(a) this surrender of land by the owner/farmer in favour of the Government/Authority is by way of signing a Surrender Form. On such signing, the title stands transferred in favour of the Authority, this Surrender Form does not require payment of any registration charges and stamp duty.

(b) on such surrender and consequential development, the reconstituted plot is allotted in favour of the owner/farmer in the form of Land Pooling Ownership Certificate. This Certificate is a proof of title and possession on the reconstituted plot and does not require payment of registration charges as provided under Section 51 of the Act.

(6) The Authority shall provide the following benefits to the families who are residing within the area covered by the Land Pooling Scheme including the landowners who surrender their land in favour of the Authority under the Land Pooling Scheme. The said benefits are as follows:

(a) the farmers who were carrying out agricultural activity and hold a pattadar passbook and title deed are entitled for one-time agricultural loan waiver up to Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only), irrespective of nature of crop, per family, for the loans which exist prior to the present Rules coming into force and as modified from time-to-time.

(b) the villagers who reside in their respective villages where the land pooling scheme has been notified are entitled for getting their grama kantams / village sites / habitations duly demarcated through the survey and land settlement officials or the units/teams/officials formed by the Competent Authority/Authority/Government and town planners or by the mandal surveyors duly following the village maps/Field Measurement Book and all the applicable rules, regulations under the Survey and Boundaries Act.

(c) to provide housing to houseless as well as those losing houses during development.

(7) The farmers/villagers affected by the Land Pooling Scheme are also entitled to the following benefits to the provided by the Government/Authority:

i. Free education and medical facilities to all those residing in the respective villages as on date of Declaration of Intent in the said villages

ii. Services of Old age homes to the old and needy persons.

iii. Subsidized food from Anna canteens.

iv. Engage tractors and other construction related machinery belonging to residents by using them in the developmental activity to be taken by the Government/Authority.

v. Issue ownership and transit permission through forest department for cutting and sale teak trees in private lands duly exempting the farmers/owners from payment of any applicable fees under any applicable law

vi. Let the farmers to harvest their standing crops in their respective fields after the Draft Notification of the Land Pooling Scheme has been issued under Section 56 of the Act.

(8) The Government shall bring out guidelines to address any other issues/losses being faced by the landowners and other affected families in lieu of the development activity in the process of implementation of Land Pooling Scheme. Guidelines may include compensation given to structures in areas other than grama kantam and compensation for standing annual crops.

(9) The Government/Authority is obligated to take up the development of the land/sector in which the reconstituted plots/lands are allocated to the landowners on priority basis adhering to the timelines agreed under the Development Agreement.

17. Authority's Rights

(1) The land use of the land affected by Land Pooling Scheme shall automatically stand changed to the land use proposed under the approved Masterplans/Developmental Plans/Zonal Plans/Area Developmental Plans. But, the Land Pooling Ownership Certificate Holder's reconstituted plot shall always be allocated in residential and commercial areas only.

(2) The Authority wherever it deems necessary by duly recording reasons thereof, has the right to merge, split, alter, or revise one or more or all the components of the land pooling scheme and implement the developmental scheme accordingly.

(3) The Authority in the overall interest of the development of the area and for the reasons specifically mentioned may take up the realignment of road network which are proposed/notified in the sanctioned masterplans/developmental plans can be realigned to suite the developmental scheme.

(4) The Authority is obligated to reserve/earmark the land for the public purposes mentioned under the Developmental Schemes and Land Pooling Schemes as per Section 44 read with Section 53 of the Act.

(5) The Authority is entitled to undertake the whole or part of the Development Process under the Land Pooling Scheme by itself or it may get the works done through any contractor/consultant/Local Body or the Urban Body.

(6) The Authority may develop the land under Land Pooling Scheme either by itself or by entering any partnership with any reputed executing company/agency having relevant experience in the field of development of lands, by inviting bids through tenders.

(7) The Authority will not enter any land title disputes, if any title over any land falling within the Final Land Pooling Scheme is in dispute, the Authority will keep the disputed claim under abeyance while proceeding with developmental activity in Land Pooling Scheme.

(8) Once the civil court's judgement attains finality the same would be implemented by the Authority by issuing the LPOC to the Judgement and Decree holder.

18. Authority's Obligations under the Land Pooling Scheme:

(1) The Authority is obligated to complete the development of the land taken under Land Pooling Scheme and simultaneously allocate the reconstituted plot in favour of the participating landowner/farmer as per the agreed terms under the Development Agreement.

(2) The Authority shall duly acknowledge surrender of the land under Form-IV.

(3) The Authority shall allot reconstituted plot by drawing of lots to avoid hostile and one-sided allocation and with a view to avoid any partisan attitude. This allocation shall always be in a fair and transparent manner.

(4) If any plots are hit by any roads, (veedi sula plots) such plots shall not be included in the lottery process and shall not be allotted in favour of the landowners.

(5) The Authority shall reallot the reconstituted plot in a single separate sector or in a group of sectors in the same vicinity or any other revenue village, area. Such reallocation can be made for a group of owners in one lot or in a group of plots at one place as per their joint request, enabling them to combinedly develop the common allocation as per their request. Such group of persons sometimes may be from one single family or may be friends or like-minded persons.

(6) The LPOC in favour of the landowners is the proof of title, ownership and possession in favour of the landowner/plot, such Certificates shall be handed over to the landowners within 9 months of the surrender of the land.

(7) The Authority shall handover the actual physical possession of reconstituted plot within 12 months of the date of notification of final Land Pooling Scheme.

(8) The Authority shall complete the development of the LPS area as per the Notified Development Scheme within all the promised amenities and infrastructure within 3 years from the date of issue of LPOC.

(9) The Authority shall prepare the developmental scheme to be developed in the Land Pooling Scheme lands and obtain the requisite layouts and statutory permissions at their own cost and are obligated to develop the physical infrastructure according to the Statutory Rules and Regulations.

(10) The Government/Authority is obligated to develop sector roads/internal roads/ infrastructure/services including water supply lines, power supply, rainwater harvesting, sewage treatment facilities, water treatment facilities, etc., in the land allocated to the landowners as reconstituted plots.

(11) The Authority shall develop infrastructure facilities, roads, parks, cremation facility for all religions, community needs etc. and incorporate them into the development scheme at appropriate places.

(12) The Authority is obligated to allocate the land for construction of houses to the blue collared employees/houseless & landless poor persons who live in the respective villages and the employees who migrate into the capital area for the purpose of working in all Governmental organizations.

(13) The Authority is obligated to develop the Final Land Pooling Scheme land in a time bound manner by duly following all the master plan road patterns, by providing the physical infrastructure as per Section 46 of the Act, and by also providing traffic and transportation infrastructure which will include the road, metro and railway corridors.

(14) The Authority shall maintain the Final Land Pooling Scheme land along with all the neighborhood facilities i.e., open spaces, parks, roads, sewers, Sewerage Treatment Plants, Avenue Plantations, Waterbodies, amusement parks and all other public utility services etc.

19. Procedural Compliances to be followed by the Competent Authority:

(1) Declaration of Intention under Section 55 of the Act for taking up the Land Pooling Scheme shall be notified by the Commissioner/Competent Authority by earmarking the area to be taken up for Land Pooling Scheme. This shall be the First Notification and it is issued in the prescribed format under **Notification-I.**

(2) The Notification shall invite objections and suggestions and invite Surrender Forms from the Landowners who are interested to participate and surrender the land in the Land Pooling Scheme. Under Section 55(4) of the Act, **30 days time** from the date of publication

of the Notification **is to be given to all the landowners/farmers for responding to the said Notification**.

(3) The Competent Authority shall conduct an hearing as per Section 55(5) of the Act during the above prescribed 30 days time and consider such objections and suggestions. The Competent Authority may agree with the suggested modifications and suggestions and implement them or disapprove them. If the Competent Authority decides to implement the objections/suggestions the same shall be notified in the prescribed format under **Notification-IA.**

(4) There after the Competent Authority shall issue Draft Notification of the Land Pooling Scheme in the prescribed format in **Notification-II** consultation with the landowners under Section 56(1) of the Act, with regards to the provisions to be made in the Development Scheme as per Section 44 of the Act, A period of thirty (30) days from date of publication of this notification shall be provided to the land owners to submit their responses. All such consultation shall be recorded in writing in the relevant Land pooling scheme.

(5) The Final Notification of the Land Pooling Scheme under Section 57 of the Act shall be published by the Authority after considering the objections and suggestions if any within 180 days from the declaration of intent. This shall be the Third Notification of the Land Pooling Scheme, published in the prescribed format under **Notification-III.**

(6) The Competent Authority shall also execute a Deed of Contract in favour of the landowner, whereunder the Authority/Developer will undertake to develop the said land as per the promised agreed Contractual terms and this Contract is in the prescribed format as Form-V. This Contract will be deemed to be a Statutory Contract which will be enforceable under the public law remedy.

(7) Once the Final Notification is published, the landowners shall be given Plot Wise Land Pooling Ownership Certificate ("LPOC") in the prescribed format appended to these Rules as Form-VI as per Section 57(3) & (4).

(8) As per the agreed timelines, once the developmental works are accomplished by the Government/Authority/Developer entity, the Authority/Commissioner shall duly intimate in writing, to the landowners about the completion of the development works as per the development scheme.

(9) The Government/Authority/Developer Entity shall be responsible for maintenance of the common infrastructure and respective services including roads, street lighting, solid waste management, sewerage treatment facility, water supply, parks and playgrounds or such other amenities.

(10) The Commissioner either on his own or by authorizing a local body, elected Residential Welfare Association or any other agency to

maintain the infrastructure and amenities in the LPS area by collecting the necessary user charges for such maintenance.

20. Miscellaneous:

(1) The Authority/Commissioner's decision shall be final in all matters relating to LPS.

(2) The Authority/Commissioner, for the purposes of effective preparation and implementation of the LPS, may delegate powers to the extent required to the officers of the Authority.

(3) The Authority/Commissioner may extend time limits for any of the activities mentioned under these rules in respect of any village for valid reasons.

(4) Competent Authority/Commissioner for Land Pooling shall act as the grievance redressal officer at any stage and decision of the Competent Authority/Commissioner in this regard shall be final.

(5) The Government may modify any of the Forms and Notifications appended to these rules with the purpose of bringing clarity.

(6) The Competent Authority/Commissioner for Land Pooling or his officers shall be competent to enter and conduct land survey, under the relevant rules and establish the true area falling under the land pooling or to confirm true area of the claim of person/persons interested and ascertain the original plot area or the apportionment of land, wherever required.

(7) The Competent Authority/Commissioner for Land Pooling or his officers shall have the powers to ascertain the owners / resolve the disputed ownership from the subsisting revenue acts and laws such as:

(a) To summon and examine the witnesses or the records, verify and confirm the ownership of the applicants.

(b) To conduct due enquires to apportion the respective claims among the multiple persons interested for a parcel of land.

(c) To pass orders duly establishing the owner of the land under land pooling scheme.

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

Continued forms...

Andhra Pradesh Capital Region Land Pooling Scheme (Formulation and Implementation) Rules 2025

FORM – I

(Under Rule 15(1))

Form evidencing the Consent by the Landowner to participate in the Capital Region Land Pooling Scheme

To:

Andhra Pradesh Capital Region Development Authority (APCRDA),

Represented by its Commissioner cum Competent Authority of the Land Pooling,

Office at _____[Address]

Landowner Details

(in case of joint owners, add another section with these details)

Particulars	Details
1. Name of the First Party	_____
2. Father's / Husband's Name	_____
3. Residential Address	_____
4. Aadhaar Number/ Passport No	_____
5. Mobile Number	_____
6. Email ID (if any)	_____
7. First Party Identification No. (if any)	_____

Details of Land Proposed to be Pooled

Particulars	Details
1. Survey Number(s)	_____
2. Extent of Land (in Acres / Sq. Mts)	_____
3. Village	_____
4. Mandal	_____

5. District _____

6. Nature of Land (Agricultural/Non-agricultural) _____

Declaration and Consent

I / We, the undersigned, being the lawful owner(s) of the above-described land, do hereby give my/our **voluntary and informed consent** to participate in the **Andhra Pradesh Capital Region Land Pooling Scheme** as notified under the Andhra Pradesh Capital Region Land Pooling Scheme (Formulation and Implementation) Rules, 2025, and agree to:

1. Pool the above-mentioned land with the Government of Andhra Pradesh / APCRDA for purposes of planned development under the approved Master Plan;
2. Accept the terms of development and compensation as per the entitlements notified under the Scheme;
3. Voluntarily surrender the title and possession of the pooled land through a separate Surrender Form to be executed subsequently;
4. Abide by the timelines and instructions issued by the Competent Authority from time to time;
5. Accept that this Consent is **irrevocable** and shall be binding on my/our legal heirs, successors, and representatives;
6. Authorize the Competent Authority to carry out Aadhaar-based authentication to verify my/our identity and link this Consent with the execution of the subsequent Surrender Form.

Aadhaar Authentication (Biometric/OTP-based Verification)

Particulars	Yes / No / Details
Aadhaar Number / Passport No.provided	☐ Yes ☐ No
Biometric authentication completed	☐ Yes ☐ No
OTP-based authentication completed (Mobile-linked)	☐ Yes ☐ No
Date of Authentication	_____
Name of Verifying Officer	_____
Authentication Reference No. (UIDAI)	_____

Signature and Thumb Impression

Executed at _____ on this ____ day of _____, 2025.

Landowner details	Signature	Thumb Impression
_____	_____	
_____	_____	